

Application ref: 2019/1019/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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Sceales Gunn Design Ltd  
6 North Grove  
London  
N6 4SL

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**9 St Alban's Road**  
**London**  
**NW5 1RG**

**Proposal:**

Replacement of front elevation glass block window with larger sash window and lowering of lightwell; Replacement of front steps; Removal of 1 x palm tree to rear garden; Replacement of glazing to existing rear extension with larger windows; Installation of new rear juliet balcony; Excavation of garden levels to create larger patio; Installation of new rooflight to rear extension.

Drawing Nos: 9ALBANS -P- 100 rev C, 9ALBANS -P- 101 rev C, 9ALBANS -P- 102 rev C, 9ALBANS -P- 200 rev C, 9ALBANS -P- 201 rev C, 9ALBANS -P- 202 rev C, 9ALBANS -P- 300 rev C, 9ALBANS -P- 301 rev C, 9ALBANS -P- 600 rev C, 9ALBANS -P- 601 rev C, 9ALBANS -P- 602 rev C, 9ALBANS -P- 603 rev C, 9ALBANS -P- 604 rev C, 9ALBANS -P- 605 rev C, 9ALBANS -P- 606 rev C, Heritage Statement & Design and Access Statement dated 4 May 2020.

The Council has considered your application and decided to grant permission subject to the following condition(s):

**Condition(s) and Reason(s):**

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 9ALBANS -P- 100 rev C, 9ALBANS -P- 101 rev C, 9ALBANS -P- 102 rev C, 9ALBANS -P- 200 rev C, 9ALBANS -P- 201 rev C, 9ALBANS -P- 202 rev C, 9ALBANS -P- 300 rev C, 9ALBANS -P- 301 rev C, 9ALBANS -P- 600 rev C, 9ALBANS -P- 601 rev C, 9ALBANS -P- 602 rev C, 9ALBANS -P- 603 rev C, 9ALBANS -P- 604 rev C, 9ALBANS -P- 605 rev C, 9ALBANS -P- 606 rev C, Heritage Statement & Design and Access Statement dated 4 May 2020.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

To the front elevation, the proposed works include alterations to the front lower ground floor window to lower the cill, replace the existing unsympathetic glass bricks with a new timber window and install a new stone window cill. The modern red brick lightwell would be rendered and painted to match the house render and colour, and the existing lightwell railings replaced to match the existing railings to the front door in terms of finish, style material and colour. The lightwell base would be finished in flagstones. The proposed alterations are considered an improvement on the existing modern intervention and would enhance the character and appearance of the listed building. The existing terrazzo front door steps would be replaced with York Stone, which is welcomed.

To the rear, the existing fenestration to the modern extension would be replaced with new full height glazed panels and patio doors. The existing skylight between the historic house and modern extension would be replaced with a like for like replacement and a new rooflight would be installed to the roof of the extension. These works would involve modern fabric only, and are not considered harmful to the listed building. The existing patio would be extended and a small area of the garden levelled to the same level. The proposals would necessitate the removal of 1 x palm tree from the rear garden, which the Council's Tree Officers do not object to the loss of.

At rear upper ground floor level, a Juliet balcony with ironwork painted black would be installed. Photos have been provided to show this would replace a historic balcony in the same location, and as such, is considered acceptable.

The front lightwell level would be lowered slightly to accommodate the larger window opening; however, the scale of excavation would not warrant the submission of a basement impact assessment.

The Council's Conservation Officer has assessed the proposals and confirmed they would not cause harm to the historic or architectural significance of the building or character and appearance of the Dartmouth Park Conservation Area.

Due to the location and nature of the proposals, they would not impact neighbouring amenity by way of loss of outlook, daylight or privacy. Although the rear extension window openings would be enlarged, this would not result in increased opportunities for overlooking.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, A1 and A4 of the Camden Local Plan 2017 and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106

agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment